

April 19, 2022

Town of Bridgeville
Attn: Bethany DeBussy, Town Manager
101 N. Main Street
Bridgeville, DE 19933

**RE: 18541 S. Main Street—Old Jimmy's Grille/Blue Hen Crossroads Redevelopment
Concept Plan Review**

Dear Ms. DeBussy:

We have reviewed the Concept Plan and associated documentation for the above-referenced project, prepared by Rauch, Inc. dated March 29, 2022. We offer the following comments:

General Comments

The Applicant is proposing to redevelop the former site of Jimmy's Grill and adjacent parcels, located between US 13 and S. Main Street and one parcel south of Rifle Range Road. The parcels are located within the Town limits and is currently zoned C-1 Commercial.

The project's Phase 1 (or "Lot 1") is approximately 4.49± acres where the Applicant is proposing to build a four-building storage facility with associated ingress/egress, parking and drive aisles, public use easement, cross-access easement, and expanded stormwater manage area. The storage facility comprises:

- 85' x 300' climate-controlled building with 187 storage units
- 30' x 300' standard building with 63 storage units
- 30' x 300' standard building with 61 storage units
- 85' x 300' climate-controlled building with 187 storage units, office, and bathroom

The project's Phase 2 (or "Lot 2") is approximately 1.80± acres where the Applicant is proposing to build two adjoining restaurants (one 3,500 sq. ft. and one 1,500 sq. ft.) with associated parking and drive aisles, public use easement, cross-access easement, and stormwater management area.

What type of restaurants are being considered (e.g., eat-in, take-out, drive-through)?

Comprehensive Land Use Plan

The Future Land Use Map, Map 10-3 in the 2018 *Town of Bridgeville Comprehensive Plan*, designates the northern portion of "Lot 1" as Residential (reflecting the existing presence of two single-family houses), while it designates the southern portion of "Lot 1" and "Lot 2" in its entirety as Commercial.

The proposed development included in this Concept Plan would not require a zoning change or annexation, so an immediate change to the Comprehensive Plan would not be necessary. If the Town ultimately approves of the proposed uses for Lot 1, it is advisable that during the next update of the Comprehensive Plan, the future land use is updated to reflect this intent.



Planning/Technical

1. Permitted Uses

§234-33 permits Restaurants (including take-out and fast-food) with development plan review. Warehouses/storage are only permitted (with development plan review) when located within a completely enclosed building *for retail stores or for products of manufacturing uses permitted in M-1 Zone*.

§234-15.1 provides the following relevant definitions:

- Lot, Double Frontage: A lot, other than a corner lot, that has frontage on two streets.
- Restaurant: Establishments where food and drink are prepared, served, and sold primarily for consumption within the principal building.
- Restaurant, Fast-Food: An establishment whose principal business is the sale of pre-prepared or rapidly prepared food directly to the customer in a ready-to-consume state for consumption either within the restaurant building, in vehicles on the premises, or off the premises.
- Restaurant (Take-Out): Establishments where food and/or beverages are sold in a form ready for consumption, where all or a significant portion of the consumption takes place or is designed to take place outside of the confines of the restaurant, and where ordering and pickup of food may take place from an automobile.
- Self-Storage Facility: A structure containing separate, individual, and private storage spaces of varying sizes, leased or rented individually, for varying amounts of time.
- Warehouse: A building used primarily for the storage of goods and materials.

Note that, while “Self-Storage Facility” is defined in the Town Code, it is not specifically included in any Zoning District as a permitted use (whether permitted, permitted with development plan review, or as a conditional use). **How have other self-storage facilities been permitted within the Town?*

2. Property Development Standards

§234-33C provides property development standards within the C-1 District. Generally, both Lot 1 and Lot 2 appear to meet the minimum standards; however, this will be more specifically reviewed as part of future Development Plan submissions.

Standard	Requirement	Lot 1	Lot 2
Minimum Area	2,500 s.f.	Appears to Meet	Appears to Meet
Lot Width	25 ft.	Appears to Meet	Appears to Meet
Setback, from street	10 ft.	Appears to Meet	Appears to Meet
Setback, Side	0 or 10 ft. (adj. nonresidential)	Appears to Meet	Appears to Meet
Setback, Rear	20 ft.	N/A	N/A
Max. Building Height	45 ft.	Not Identified	Not Identified
Max. Building Coverage	70% of lot	Appears to Meet	Appears to Meet

3. Access & Parking/Loading

- Access to both lots is proposed via both US 13 and S. Main Street using a circulation/drive aisle along Lot 1's southern boundary.



- Since US 13 and S. Main Street are State Routes, requirements related to access will be per DeIDOT.
- *Since Lot 1 and Lot 2 are two different parcels of record, a perpetual access easement in favor of Lot 2 will be needed along the circulation/drive aisle between US 13 and S. Main St.*
- *Future development plans must show required, dimensioned parking spaces and provide the minimum number of spaces required under §234-87; plans should also show adequate lighting.*
 - *It appears that more than 25 parking spaces will be provided, which triggers the requirements for interior parking area landscaping. See §234-91C for specific requirements.*
 - *Will the storage buildings be located within a fence or will the site be completely accessible? If the former, please show the location of the fence and identify how/where gates will be accessed.*
- *Off-street loading spaces must be provided per §234-88, with minimized visibility from public roads. Loading areas should be screened per §234-91B(1)(d).*
- *If a drive-through restaurant is being proposed as part of Lot 2's development, future development plans should indicate queuing lane area and ensure adequate width for passing vehicles.*

4. Wetlands

The Concept Plan indicates the presence of wetlands. *Future development plans should indicate delineated locations with bearings and distances, in accordance with §234-71B(1)(a). They must also indicate buffers and include documentation as to how the respective wetlands will be protected (per §234-71B(2)(b) and (c)).*

The included comments represent those identified for our Concept Plan review. Our detailed review will be completed during a future Development Plan submission and we reserve the right to provide additional comments associated with future submissions.

If you have any questions or need additional information, please do not hesitate to call.

Sincerely,

WALLACE, MONTGOMERY & ASSOCIATES, LLP

A handwritten signature in blue ink that reads "Lauren E. Good".

Lauren Good, AICP
Project Manager